

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 23, 1968

Appeal No. 9798 John Trover, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 29, 1968.

EFFECTIVE DATE OF ORDER - December 3, 1968

ORDERED:

That the appeal for variance from the minimum lot area requirements of the R-4 District to permit two row houses adjoining 207 12th Street, N.E., lot 838 to 840, Square 1010, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. It is proposed to build two 3-story row dwellings.
3. The total frontage of the property facing on 12th Street is 39.670 feet. The depth of the property is 82 feet.
4. The appellant alleges having 80 percent of the minimum lot requirement and proposes two building lots containing 1,545 square feet each.
5. Section 3101.1 requires that the minimum dimensions of a lot located in the R-4 District where row dwellings are to be erected shall contain 1,800 square feet.
6. No opposition to the granting of this appeal was registered at the public hearing. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society have given approval to the proposed.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the request will

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result in peculiar and exceptional practical difficulties and undue hardship upon the owner. We are further of the opinion that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

A handwritten signature in dark ink, appearing to read "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.